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Le spécialiste de la Résidence du Port à Mandelieu-la-Napoule

## 350 000 €

For sale apartment 1 room Surface : 33 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup> Year of construction : 1975 Exposition : Est View : Mer Hot w ater : Individuelle électrique Inner condition : A rafraichir Standing : very good quality Building condition : good condition

## Features :

lift, double glazing, gated, calm, residential, pool

- 1 show er
- 1 WC
- 1 parking
- 1 cellar

Energy class (dpe) : D Emission of greenhouse gases (ges) : B

Document non contractuel 11/02/2025 - Prix T.T.C

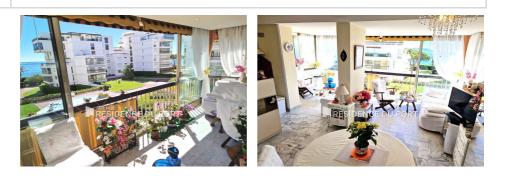


Apartment 1030 Mandelieu-la-Napoule

At the "RESIDENCE DU PORT" , an exceptional residence located on the waterfront in MANDELIEU LA NAPOULE, close to the famous Golf Old Course and all amenities on foot, enjoying a beach, swimming pool, tennis, park, superb studio to refresh with 46 m<sup>2</sup> of living space (33 m<sup>2</sup> Carrez + 13 m<sup>2</sup> closed loggia). It consists of: an entrance + library, bathroom with toilet, sleeping area, fitted American kitchen, living room opening onto a closed east-facing loggia enjoying a beautiful sea view , sold with a cellar and parking. TO DISCOVER QUICKLY...... To visit JL: 07 53 16 42 76 Fees and charges : Annual current expenses 2 400 €

Well condominium

430 lots in the condominium 350 000 € agency fees 5,71% à the responsibility of the buyer included



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